

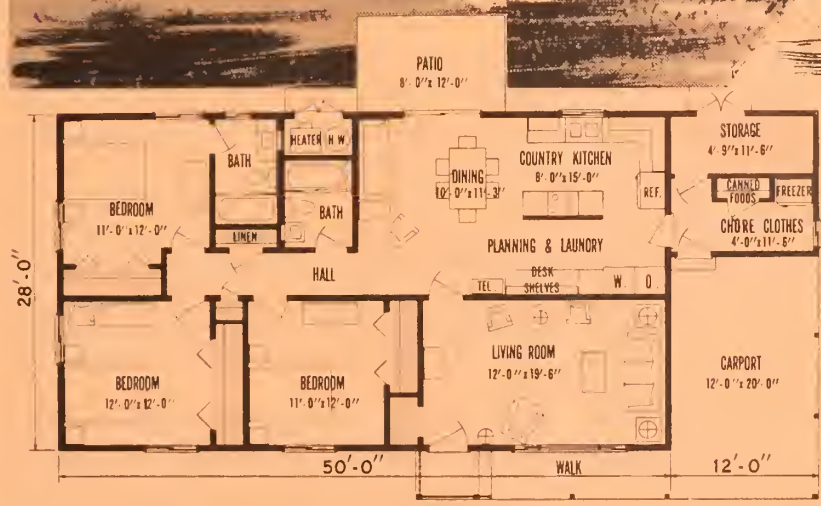
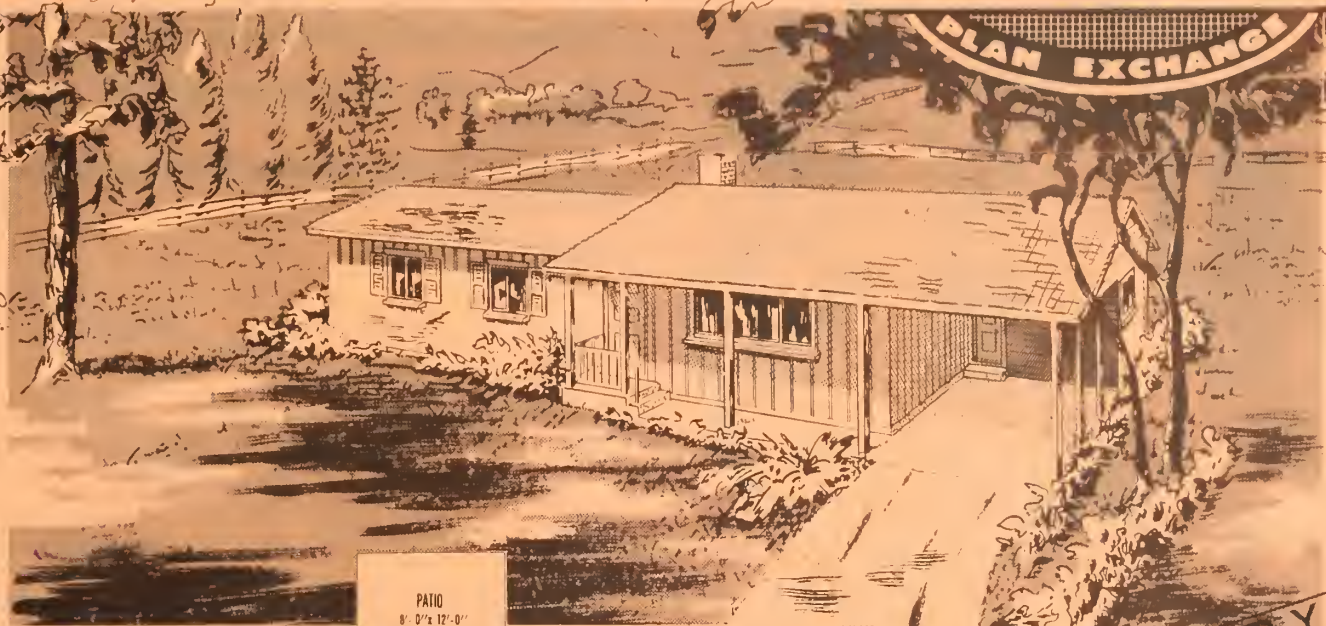
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3-Bedroom FARMHOUSE

COOPERATIVE
FARM BUILDING
Plan No. 7165
(3 - SHEETS)
PLAN EXCHANGE



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House Areas	Sq. ft.
Living	1,400
Storage	144
Carport and covered walk	320

0 5 10 15
FEET

The exterior appearance of this house is conventional and in good taste; it is a style that will retain its charm throughout the years.

Vertical boards and battens on the main house and horizontal siding on the storage area behind the carport have a comfortable familiarity. The shutters and wrought iron railings on the front carry through the traditional style.

The pleasing exterior is matched by the convenience of the inside planning. The sleeping zone has three moderate-size bedrooms and two baths arranged compactly and set apart for quietness. The dining-activity

area provides space for informal family activities. The living room provides a place for quiet conversation or reading.

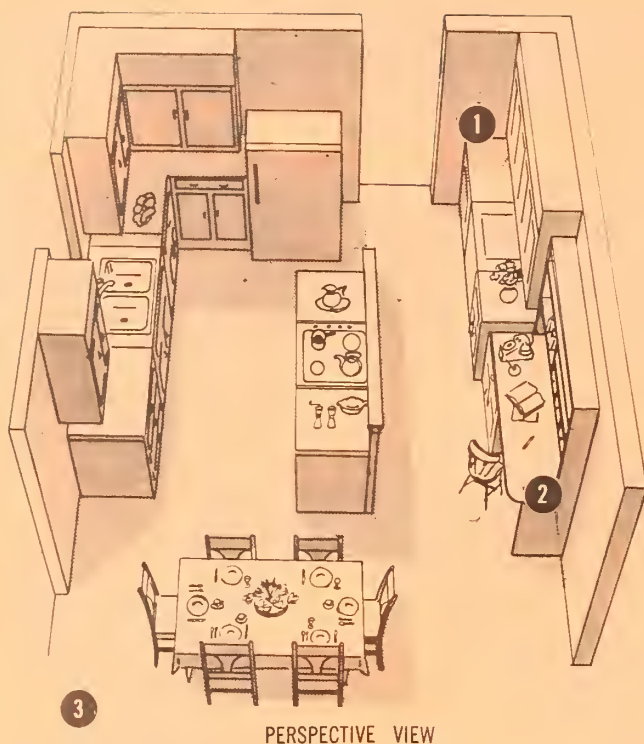
There is easy access to the work area from the carport. Storage for chore clothes is convenient to the kitchen entrance. The bathrooms, bedrooms, living room, and dining area can be reached from the back entrance without having to go through the work area of the kitchen. The family bathroom is accessible from the hallway; the bathroom door cannot be seen from the living area and front door. If desired, a folding screen or doors can be used to shut off view of the kitchen from the dining area.

Washington, D.C.

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SPACE USE

Adding space to a house is not always costly. The familiar technique of estimating costs—dollar value per square foot—is not accurate. In each house, certain fixed costs must be met. Once these are met, square footage can be added at less than the average cost per square foot.

The rooms and usual storage in this house are adequate. In addition, the house has these features:

1. Laundry area for automatic washer and dryer, with work space and cabinet storage for laundry supplies.
2. Planning center near the back entrance.
3. Outdoor dining area conveniently located in relation to the kitchen.

The following storage facilities are conveniently located:

1. Adequate clothes closet in each bedroom.
2. Linen storage near bedrooms and bath.
3. Centrally located cleaning closet.
4. Coat closet at front entrance.
5. Hooks for chore clothes near kitchen entrance.
6. Canned food storage and freezer near kitchen.
7. General storage for garden equipment, lawn furniture, etc., at rear of carport.

The house can accommodate a family of six.

SPECIAL FEATURES FOR ECONOMICAL CONSTRUCTION AND OPERATION

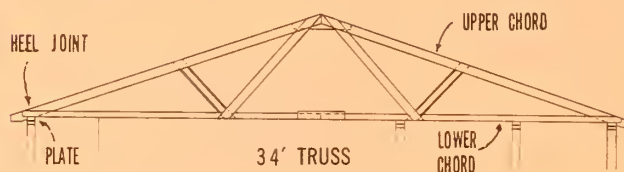
Grouping the two baths and heater room is economical. The baths are on the same wet wall; the

hot-water heater is close to the bathrooms, where water is used frequently but in small amounts. Some loss of heat occurs in the longer hot-water pipes that run to the kitchen sink and washer. This is partly compensated for by greater consumption at fewer periods of use. Consideration should be given to insulating these pipes where the climate requires it.

The dryer can be vented through the exterior wall to the carport.

The freezer is in the unheated area adjacent to the carport but near the kitchen.

TRUSS CONSTRUCTION



The use of trusses permits the builder to place the nonload-bearing interior walls after the roof is in place.

The nailed truss shown on this plan has been tested and used in houses for 20 years. It will do the job economically.

Truss parts must be fastened well. When the lower chord is not fastened well to the upper chord, the roof may collapse even though the chords are strong enough to hold it. Failure to fasten the heel joint and failure to anchor the truss to the plate are common oversights in carpentry.

Usually trusses are fabricated on the floor platform before any interior partitions are located. The trusses are hoisted to the exterior stud wall frame as they are nailed together in the frame of "jig" blocks set on the platform.

A house with a trussed roof costs less than the same house with rafters supported by interior bearing walls.

Complete working drawings may be obtained through your county agricultural agent or from the Extension agricultural engineer at most State agricultural colleges. There usually is a small charge.

ORDER PLAN NO. 7165. 3-BEDROOM FARMHOUSE

If the working drawings are not available in your State, write to the U.S. Department of Agriculture, Agricultural Engineering Research Division, Plant Industry Station, Beltsville, Md. The U.S. Department of Agriculture does not distribute drawings, but will forward your request to a State that does distribute them.

Developed by:
AGRICULTURAL RESEARCH SERVICE

